

# **El Sobrante Municipal Advisory Council**

Mailing address: **3769-B San Pablo Dam Road, ES, 94803**

We meet on: **2nd Wednesday** of the Month at **7:00 P.M.**

Location: **Richmond ELKS Lodge #1251**

3931 San Pablo Dam Road, El Sobrante

The ESMAC is an advisory body to the Board of Supervisors

**Chair:** Xina Ash **Vice Chair:** Thomas Lang **Secretary:** Tom Owens

**Members at-large:** Jim Hermann, Dr. Melinda V. McLain, Joe Sarapochillo, *vacant*

**Alternates:** Shirley Rosenthal-Winston

The El Sobrante Municipal Advisory Council (ESMAC) or subcommittees of ESMAC will provide reasonable accommodation for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings. Please contact the ESMAC Chair Xina Ash at least 24 hours before the meeting at: [xa.esmac@gmail.com](mailto:xa.esmac@gmail.com)

Printed agendas are available for review at the El Sobrante Library and at the Sheriff's Annex office. Electronic copies are available for download at: [www.cocobos.org/gioia/elsobrantemac](http://www.cocobos.org/gioia/elsobrantemac)

## **AGENDA for Wednesday, September 11, 2019**

**7:00 PM**

### **Pledge of Allegiance**

### **Call to Order/Welcome/Roll Call**

### **Approval of Minutes** – Minutes for ESMAC 8-14-2019

### **Treasurer's Report** – James Lyons, District Coordinator, Office of Supervisor John Gioia

### **Introduction of Speakers/Guests/Topics**

**P.1** - Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford and Deputy Jackson

Questions – limit 2 minutes per speaker

**P.2** - Presentation by California Highway Patrol, Officer Sean Wilkenfeld

Questions – limit 2 minutes per speaker

**P.3** - Presentation by Contra Costa County Fire

Questions – limit 2 minutes per speaker

**P.4** - Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

Questions – limit 2 minutes per speaker

**P.5** – Presentation by Cindy Franks, El Sobrante Planning and Zoning Advisory Committee, El Sobrante Transportation & Land Use Plan

Questions – limit 2 minutes per speaker

**Public Comment** – for items not on the agenda.

Limit 2 minutes per speaker

**Discussions Items** – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

**DI.1** – Sierra Club - El Sobrante community buildings opting into the MCE's Deep Green Service. ESMAC to discuss with James Lyons if this is an option for El Sobrante and if it is, make a motion to add to the next agenda for a presentation. Letter attached.

**DI.2** – CCC's Planning Commission's August 28, 2019 vote in favor of the Negative Declaration for the Balmore Court Project. ESMAC seeking a motion to invite the developers(planners) to attend meetings for the ESMAC to request info regarding secondary emergency access road, parking, and children's park.

**Short Discussion Items**

**SDI.1**

**Information Items**

**10.1** – Contra Costa County Zoning Administrator

- August 19, 2019 Agenda attached. A Public Hearing was held for a residential variance request to have a 13.21 minimum foot setback instead of the required 15 minimum foot setback.
- September 4, 2019 Agenda attached (no items for El Sobrante).

**10.2** – Contra Costa County Local Agency Formation Commission

**10.3** – Contra Costa County Planning Commission

- August 14<sup>th</sup> (no items for El Sobrante), August 28<sup>th</sup> Agenda attached

**10.4** – El Sobrante Chamber of Commerce

- 26<sup>th</sup> Annual Sobrante Stroll, Sunday September 15, 2019, 11AM-4PM

**10.5** – CCC Public Works - Contra Costa County Local Streets and Roads Preservation Project

- The CCC PW dept wanted to express that they are aware of the upcoming El Sobrante Stroll that is scheduled to occur on Sunday, September 15, and are working with the contractor to ensure the area where the stroll will take place will be ready for the event.

**ESMAC Subcommittees**

**11.1** ESMAC Land Use

**11.2** ESMAC Safety

**11.3** ESMAC Education Programs/ Outreach

**Announcements:**

**Agenda Items / Speakers for Upcoming ESMAC Meetings:**

**Adjournment:**

# **El Sobrante Municipal Advisory Council**

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**7:00 P.M.** Location: **Richmond ELKS Lodge #1251**  
3931 San Pablo Dam Road, El Sobrante

## **Minutes for Wednesday August 14, 2019 7:00PM**

**Pledge of Allegiance** led by Joe Sarapochillo

**Call to Order/Welcome/Roll Call:** Present- Thomas Lang, Vice-Chair; Shirley Rosenthal-Winston, Joe Sarapochillo and Melinda V. McLain. Excused absences - Xina Ash, Tom Owens, Jim Hermann. Resigned-Andrew Chahrour. Vice-Chair Thomas Lang chaired the meeting and Melinda V. McLain agreed to keep minutes.

**Approval of Minutes** – Minutes for ESMAC 7-10-2019 were not able to be approved due to lack of quorum. Lang, Rosenthal-Winston, Sarapochillo voted aye with McLain abstaining.

**Treasurer's Report** – James Lyons, District Coordinator, Office of Supervisor John Gioia: \$2,205.

### **Introduction of Speakers/Guests/Topics**

**P.1- Presentation by Sheriff's Office, Bay Station Commander, Lt. Joseph Buford and Deputy Amy Jackson** Crime dropped in past month. Responded to two domestic violence calls.

### **P.2- Presentation by California Highway Patrol, CHP Officer Sean Wilkenfeld**

- Have been focusing on speed enforcement and most citations have gone to locals, not people passing through El Sobrante. Tom suggested this information be shared on NextDoor threads complaining about speed infractions. Shirley asked about the possibility of speed feedback monitors.
- Public concern about traffic at Appian Way and Valley View with people “blocking the box”.
- Extended discussion about parking on sidewalks and frustrated neighbors on and near Barranca Rd. James Lyons agreed to look into who or what entity owns cameras at Barranca near the car wash.

### **P.3 Presentation by Contra Costa County Fire Capt. Charles Thomas, Battalion Chief for North Orinda**

- Shared fuel break project has started and is being used to alleviate fire risk
- New fire engines have just come into service and working with Reach for improved helicopter service.
- A wildfire evacuation guide is available at: [cccfd.org](http://cccfd.org). All of El Sobrante is at high-risk for wildfire do to lush vegetation near structures, but a least it isn't as hot here as on the East side of the county. FD is checking trails and roads in order to be prepared for wildfires.
- Public voiced concern about fires in homeless encampments.

**P.4- Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report**

- Andrew Charour has resigned leaving (1) ESMAC member position and (1) alternate member position to fill.
- Repaving of SPDR begins on Monday, August 19<sup>th</sup> and flyers were distributed about this major public works project.
- Library renovations are continuing, but no specific date for opening has been set.
- Last Envision meeting had the highest public participation of all 34 unincorporated communities in the county. Next meeting will be held **Wednesday, Sept. 4 at 6:30p at the Elks Lodge**. Flyer was distributed plus more information at: [EnvisionContraCosta2040.org](http://EnvisionContraCosta2040.org).

**Public Comment** – for items not on the agenda.

- Sidewalk parking at streets still frustrating for a few residents at and near Barranca Street. Concerns surround sidewalk responsibility and access where they are often forced into the street to walk down the block.
- The swastika has been covered up. Maybe Sup. Gioia should seek media coverage of this news?
- Lynda Deschambault from Contra Costa Climate Leaders wants all public buildings in El Sobrante to choose Deep Green, all renewable power from MCE. ESMAC members cannot make decisions about county buildings. ESMAC members did suggest that a presentation from MCE about their different plans would be welcome at a future ESMAC meetings.

**Discussions Items** – The Council will consider and act on the following:

Development plan applications, variance reports, building modification requests, appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department and Notices of Public Hearings.

**DI.1 – VR19-1031** Agency Comment Request due 8/7/19. Variance Permit Application - 3802 La Colina Road - The applicant requests approval of a Variance Permit to allow a 1' side yard setback where 9' is required, to allow for a 14' set back where 20' is required and to allow 0' rear yard setback where 15' is required, all to legalize the construction of a 9' tall fence.

- ESMAC unable to act due to conflict of interest by Joe Sarapochillo, but all other members present signaled their support for approval of the variance permit.

**Short Discussion Items**

**SDI.1** - Report from Cindy Franks and Bob Sharp from El Sobrante Valley Planning and Zoning Advisory Committee

- Transportation/land use plan for El Sobrante created in 2001 is still mostly good. Next meeting for committee will be Sept. 4<sup>th</sup>. ESMAC members asked for copies of the plan.

**Information Items**

**10.1 – Contra Costa County Local Agency Formation Commission met on 8/14/2019**

**10.2 – Contra Costa County Planning Commission met on 7/24/2019**

**10.3 – SPAWNERS Volunteer work party, Saturday August 17, 9:30AM-Noon, Wilkie Creek Restoration Site, 4805 Santa Rita Road in Richmond**

**ESMAC Subcommittees**

1. **11.1** ESMAC Land Use – No report.
2. **11.2** ESMAC Safety – No report.
3. **11.3** ESMAC Education Programs/ Outreach – Shirley wonders what the purpose of this subcommittee might be? Does it have any impact on the library? Would this be the vehicle for having input about library activities and collections?

**Announcements:****Agenda Items / Speakers for Upcoming ESMAC Meetings:**

- At the Short Discussion Items – ESMAC members suggested that a presentation by someone from code enforcement might be useful.
- **Adjournment:** 8:32pm



Serving Alameda, Contra Costa, Marin and San Francisco counties

August 14, 2019

El Sobrante Municipal Advisory Council  
3931 San Pablo Dam Road  
El Sobrante, CA 94803

RE: Sierra Club comments on opting El Sobrante buildings into 100% renewable electricity

Dear Councilmembers,

The Sierra Club strongly urges you to opt El Sobrante community buildings into MCE's 100% renewable energy service. Neighboring councils like Kensington have already done something similar and have successfully opted their fire department into MCE's Deep Green service. Many city councils have also taken this step by voting to enroll their municipalities in MCE's Deep Green electricity service.

The transition to a 100% clean energy economy is an opportunity to build a stronger and more equitable California by bringing clean air to communities burdened by harmful pollution, and providing healthy, quality jobs and careers for residents and families. Please act today to transition our community away from fossil fuels and create a clean and secure energy future.

We appreciate the opportunity to comment on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Yu".

Melissa Yu  
Conservation Coordinator

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 19, 2019

30 MUIR ROAD

MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: PUBLIC HEARING

- 2a. PRAMJIT AND RESHMA SINGH (Owners), County File # BIRF18-00909); This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 0 Bethel Island Road, Oakley. (APN 032-330-013) (Zoning: F-1 )The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance. CF Staff Report
- 2b. ANCHOR MARINA (BI PROPERTIES C/O KEVIN DAVIDSON) (County Files # BIRF07-00740 and BIRF07-00739); This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 1970 Taylor Road, Bethel Island. (APNs 028-140-003 and 028-140-004) Zoning (RB/FH). The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance. CF Staff Report

3. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

- 3a. JOHN AND LORI RAMIREZ (Applicants and Owners), County #CV17-0068: This is an interim hearing for a compliance review for Land Use Permit #LP15-2040 for the operation of an off-road motorcycle recreation park. LP15-2040 was approved by the Board of Supervisors on December 13, 2016. The project was conditioned for the park operators to submit for compliance reviews at noticed public hearings on years 1, 3, 5, 8, and 12 of the park's operation. The site is located at 50 Camino Diablo Road in Brentwood, CA. (Zoning: A-3 Heavy Agricultural District) (APN 003-020-048) (Continued from 05/20/19 RLH) GK Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. LARRY CHANG (Applicant) - OPEN DOOR UNITED METHODIST CHURCH (Owner), County File #LP19-2020: The applicant requests approval of a Land Use Permit for the Open Door United Methodist Church to convert an existing 295 square-foot semi-enclosed storage space into a classroom, reconfigure the approved parking layout adjacent to the church buildings to add two parking spaces, convert one existing parking space to an ADA-compliant accessible space, and add six bicycle parking spaces. The converted classroom would be located on the ground floor of the existing LoofBourrow Building. The property is located at 6226 Arlington Boulevard in the East Richmond Heights area in unincorporated Contra Costa County. (Zoning: R-6, Single-Family Residential District) (Assessor's Parcel Numbers: 520-061-003, 520-061-004) SM Staff Report

5. DEVELOPMENT PLAN: PUBLIC HEARING

- 5a. ARWA JAFRI (Applicant) - SALEEM SALIMI (Owner), County File #DP17-3048: The applicant requests approval of a Development Plan for a Small Lot Design Review to legalize an unpermitted 1,078 square-foot addition to an existing 1,070 square-foot single-family residence on a 5,180 square-foot lot. The request includes approval of a Variance from the required 15-foot minimum setback from the secondary frontage in the R-6 District, to allow a 13.21-foot minimum setback. The property is located at 3518 Carlfield Street in the El Sobrante area in unincorporated Contra Costa County. (Zoning: R-6, Single-Family Residential District) (Assessor's Parcel Number: 420-034-004) SM Staff Report



- 5b. FLAVIO MORAIS (Applicant & Owner), County File #DP18-3034: A request for approval of a Development Plan with a Small Lot Design Review to construct a new *single-family residence* that is approximately 2,600 square feet with an attached 450-square-foot garage on a vacant lot. The subject property is a vacant parcel located between 5995 and 6001 Dimm Way in the East Richmond Heights neighborhood. (Zoning: Single-Family Residential (R-6) (APN: 418-132-026) GF Staff Report
6. VARIANCE: PUBLIC HEARING
- 6a. BRUCE ALAN MASTICK (Applicant) - PAIGE MCCLUNEY (Owner), County File #VR19-1010: This is an application for a variance to allow a 5-foot public road and front yard setback (where a 10-foot public road setback and a 20-foot front yard setback are required) for a retaining wall with a maximum of 8.5 feet in height, and to allow an 11-foot front yard setback (where 20 feet is required) for a new 2,910-square-foot 2-story single-family residence. The project also includes a request for approval of a small lot design review for the purpose of determining neighborhood compatibility in relation to design, height, location, and size on a substandard lot. The subject property is a vacant lot located between 1962 and 1942 Vista del Rio Road in the Crockett area. (Zoning: Single-Family Residential (R-6)) (APN: 355-113-022) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON WEDNESDAY, SEPTEMBER 4, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.



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# NOTICE OF A PUBLIC HEARING

You are hereby notified that on MONDAY, AUGUST 19, 2019, at 1:30 p.m. at 30 Muir Road, Martinez, California, the County Zoning Administrator will consider a DEVELOPMENT PLAN application as described below:

ARWA JAFRI (Applicant)- -SALEEM SALIMI (Owner), County File #DP17-3048:  
The applicant requests approval of a Development Plan for a Small Lot Design Review to legalize an unpermitted 1,078 square-foot addition to an existing 1,070 square-foot single-family residence on a 5,180 square-foot lot. The request includes approval of a Variance from the required 15-foot minimum setback from the secondary frontage in the R-6 District, to allow a 13.21-foot minimum setback. The property is located at 3518 Carlfield Street in the El Sobrante area in unincorporated Contra Costa County. (Zoning: R-6, Single-Family Residential District) (Assessor's Parcel Number: 420-034-004)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California, or Stanley Muraoka at 925-674-7781.

John Kopchik, Director  
Department of Conservation and Development

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

WEDNESDAY, SEPTEMBER 4, 2019

30 MUIR ROAD  
MARTINEZ, CA 94553

\*\*\*1:30 P.M.\*\*\*

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING:

- 2a. VERIZON WIRELESS BY RIDGE COMMUNICATIONS (Applicant), EAST BAY MUNICIPAL UTILITY DISTRICT (Owner), County File #LP19-2002. The applicant requests approval of a land use permit to allow the establishment of a new Verizon Wireless telecommunications facility disguised as three separate 13-foot tall oak bushes. The wireless facility will be located within 1,456 of lease area on a property north of the intersection of Stone Valley Road and Cole Court in the Alamo area. The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: Single-Family Residential District, R-20) (Assessor's Parcel Number 193-620-007. MH Staff Report)
- 2b. ED BOERSMA OF CUBIX CONSTRUCTION (Applicant) & HERTZ REALITY INC. (Owner); County File #LP16-2014: The applicant requests approval of a Land Use Permit and Development Plan to establish a self-storage facility, a separate manager's building with living quarters, and a parking lot on a vacant lot in the Bay Point Redevelopment Area. The project includes a request for approval of a Lot Line Adjustment to combine the subject parcels, deviations to the Bay Point Development Standards to allow 0-foot side yards and street side yard where 10-feet is required, and a Tree Permit to remove several code-protected trees. The subject property is located at 3515 Willow Pass Road in the Bay Point area. (Zoning: Bay Point Planned Unit District (P-1); APNs: 093-036-014, 015, and 010). DV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 16, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

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- 5a. 1486 INVESTORS, LLC (Applicant and Owner), County File SD17-9478: The applicant requests approval of a Subdivision, including a Vesting Tentative Map, to subdivide the Balmore Court Single-Family Residential Project property into 33 lots, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel. A public street extension of Balmore Court would be constructed within the roadway parcel. The project includes the improvement of the private street section of Balmore Court between Lindell Drive and the Subdivision property to a public street, and on-site storm water drainage facilities to collect project-related storm runoff. The applicant also requests authorization of exceptions to the requirements of County Code Sections 98-4.002 (Minimum Width of Pavement and Right of Way – Collector Streets) and 99-6.016 (Horizontal Curves – Collector Streets). The property is located at the northern terminus of Balmore Court in the El Sobrante area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM Staff Report
6. DEVELOPMENT PLAN: PUBLIC HEARING:
- 6a. 1486 INVESTORS, LLC (Applicant and Owner), County File DP17-3054: The applicant requests approval of a Preliminary Development Plan for the Balmore Court Single-Family Residential Project, for the development of 30 single-family residences on the 30 residential parcels, accessed by a road extension of Balmore Court. The homes would be clustered with 20 homes accessed from the extension of Balmore Court via shared driveways. The remaining 10 homes would have individual driveway access to Balmore Court. The applicant also requests a Tree Permit to remove the few trees on the property that are outside of the 2007 restrictive riparian easement to accommodate development of the property. The property is located at the northern terminus of Balmore Court in the El Sobrante area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM Staff Report
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 11, 2019.

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Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, AUGUST 14, 2019**  
**30 MUIR ROAD**  
**MARTINEZ, CALIFORNIA 94553**

CHAIR: Duane Steele  
VICE-CHAIR: Rand Swenson  
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

\*\*\*\* 7:00 P.M. \*\*\*\*

1. PUBLIC COMMENTS:
2. SUBDIVISION: PUBLIC HEARING
- 2a. GORDON NATHAN BALL (Applicant) – DWB PROPERTY, LLC, et. al. (Owners), County File #SD13-9338: The applicant requests approval of a Vesting Tentative Map to subdivide approximately 61-acre site into 35 residential lots and four parcels. Parcel A is approximately 1-acre, Parcel B is 34.7-acre, Parcel C is 3.9-acre and Parcel D is 0.52-acre and includes a staging area for public parking and access to the adjacent East Bay Regional Park District (EBRPD) property via the existing Madrone Trail. This staging area would include 19 parking spaces and a restroom. Construction of the project involves 26,000 cubic yards of grading, proposed to be balanced on site. 469 trees are proposed to be removed and approximately 205 trees are impacted. The applicant also requests exceptions to Title 9 (Subdivision Ordinance) including but not limited to creek structure setbacks, collect and convey, roadway improvements. In addition, the applicant requests a variance to an 8-foot fence with an 8-foot high gate (where 7 feet is permitted). The project includes the filing of multiple final maps and a Development Agreement. The project is located at 300 and 333 Camille Avenue in the Alamo area of the County. CEQA: The County Planning Commission will consider the adoption of an Environmental Impact Report and related findings for this project. (Zoning: Single-Family Residential District, R-20) (APN: 198-170-006 and 198-170-008) JRC Staff Report
4. STAFF REPORT: On July 30, 2019, the Board of Supervisors approved the land use permit to establish the Social Rehabilitation Facility at 2181 Tice Valley Boulevard in the unincorporated Walnut Creek area.
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 28, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).



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**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, AUGUST 28, 2019**  
**30 MUIR ROAD**  
**MARTINEZ, CALIFORNIA 94553**

CHAIR: Duane Steele  
VICE-CHAIR: Rand Swenson  
COMMISSIONERS: Richard Clark, Jeffrey Wright, Donna Allen, Kevin Van Buskirk, Bhupen Amin

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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\*\*\*\* 7:00 P.M. \*\*\*\*

1. PUBLIC COMMENTS:
2. SUBDIVISION: EXTENSION OF TIME:
- 2a. LAMBERT H.K. CHEE (Applicant) – LC MARTINEZ PROPERTIES, LLC (Owner), County Files #SD05-9065 and #DP05-3095: A request to allow a three-year vesting tentative map extension for the “Village at Howe” subdivision and final development plan for 30 townhomes. The subject property is located at 3128 Sycamore Street and 1044 Santa Fe Avenue in the Martinez area. (Zoning: Multiple-Family Residential District, M-29; Assessor’s Parcel Number: 375-311-001 & 375-311-003) JC Staff Report
3. ZONING TEXT AMENDMENT: PUBLIC HEARING:
- 3a. PROPOSED AMENDMENT TO THE COUNTY ORDINANCE TO ELIMINATE MINIMUM LOT SIZE REQUIREMENTS IN PLANNED UNIT (P-1) ZONING DISTRICTS, County File #ZT17-0002: This is a hearing on a County-initiated text amendment for the adoption of a modification to the Planned Unit (P-1) District Ordinance to eliminate site minimum requirements and the provisions for granting a variance to those site minimums. ST Staff Report
4. REZONING: PUBLIC HEARING
- 4a. 1486 INVESTORS, LLC (Applicant and Owner); County File RZ17-3239: The applicant requests approval of a Rezoning of a vacant 6.44-acre residential property, consisting of two Assessor’s parcels, from the R-6 Single-Family Residential District and the R-7 Single-Family Residential District to a P-1 Planned Unit District for the Baltimore Court Single-Family Residential Project. The Rezoning would allow clustering of the single-family homes while setting aside land for hillside open space, storm drainage, and a restrictive riparian easement that was established in 2007. The property is located at the northern terminus of Baltimore Court in the El Sobrante area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-6 and R-7 Single-family Residential Districts) (Assessor’s Parcel Numbers: 426-030-070, 426-030-071) SM Staff Report
5. SUBDIVISION: PUBLIC HEARING:



- 5a. 1486 INVESTORS, LLC (Applicant and Owner), County File SD17-9478: The applicant requests approval of a Subdivision, including a Vesting Tentative Map, to subdivide the Balmore Court Single-Family Residential Project property into 33 lots, including 30 residential parcels, one hillside open space parcel, one storm drainage parcel, and a roadway parcel. A public street extension of Balmore Court would be constructed within the roadway parcel. The project includes the improvement of the private street section of Balmore Court between Lindell Drive and the Subdivision property to a public street, and on-site storm water drainage facilities to collect project-related storm runoff. The applicant also requests authorization of exceptions to the requirements of County Code Sections 98-4.002 (Minimum Width of Pavement and Right of Way – Collector Streets) and 99-6.016 (Horizontal Curves – Collector Streets). The property is located at the northern terminus of Balmore Court in the El Sobrante area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM Staff Report
6. DEVELOPMENT PLAN: PUBLIC HEARING:
- 6a. 1486 INVESTORS, LLC (Applicant and Owner), County File DP17-3054: The applicant requests approval of a Preliminary Development Plan for the Balmore Court Single-Family Residential Project, for the development of 30 single-family residences on the 30 residential parcels, accessed by a road extension of Balmore Court. The homes would be clustered with 20 homes accessed from the extension of Balmore Court via shared driveways. The remaining 10 homes would have individual driveway access to Balmore Court. The applicant also requests a Tree Permit to remove the few trees on the property that are outside of the 2007 restrictive riparian easement to accommodate development of the property. The property is located at the northern terminus of Balmore Court in the El Sobrante area in unincorporated Contra Costa County. The County Planning Commission will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: R-6 and R-7 Single-family Residential Districts) (Assessor's Parcel Numbers: 426-030-070, 426-030-071) SM Staff Report
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 11, 2019.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (\*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.



# Contra Costa County Public Works Department

Brian M. Balbas, Director

Deputy Directors  
Stephen Kowalewski, Chief  
Alison Knapp  
Warren Lai  
Carrie Ricci  
Joe Yee

## FOR IMMEDIATE RELEASE

### ***Contra Costa County Public Works to Begin Construction on the Contra Costa County Local Streets and Roads Preservation Project***

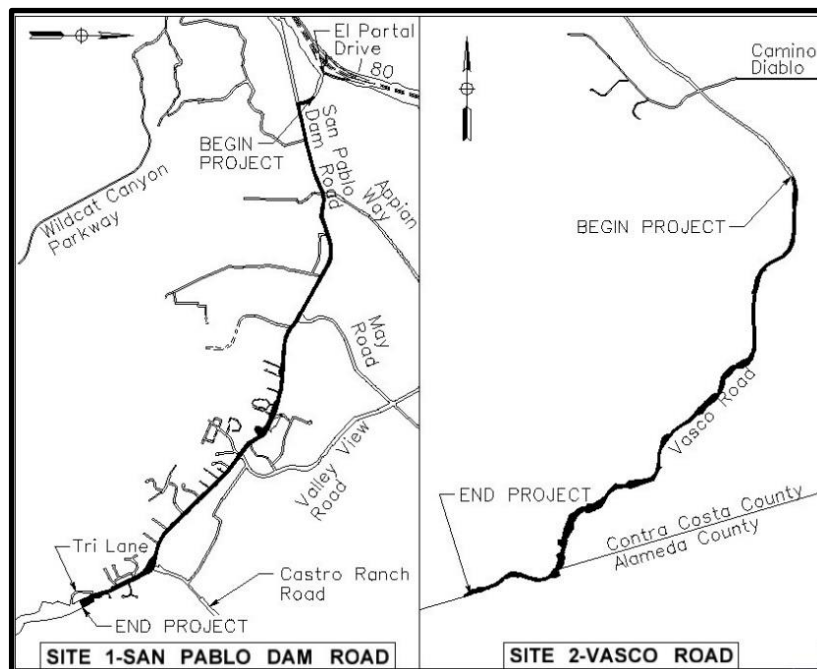
**August 12, 2019, El Sobrante and Brentwood, CA** – Contra Costa County Public Works will begin construction on the Contra Costa County Local Streets and Roads Preservation Project. The project consists of pavement preservation work at two sites:

**Site 1:** Grind and replace the top 2 inches of asphalt on El Portal Drive between the Richmond City Limits and San Pablo Dam Road and on San Pablo Dam Road between El Portal Drive and the Richmond City Limits near Tri Lane. The work also includes replacing traffic signal loop detectors and replacing traffic stripes and pavement markings. The total project length is about 3.4 miles.

**Site 2:** A micro-surface treatment on Vasco Road in the Brentwood area between the Brushy Creek Bridge and the Alameda County line. The work also includes replacing traffic stripes and pavement markings. The total project length is about 7.2 miles.

Construction will begin at **Site 1** on **Monday, August 19, 2019**. Construction will begin at **Site 2 mid-September 2019**. Construction will be complete in late October 2019, barring unforeseen circumstances. Construction operations will occur primarily at night, with some day work expected, and will be scheduled to minimize impacts to commute traffic. Expect delays up to 15 minutes during construction.

Funding for this project is provided by the One Bay Area Grant Program and gas tax revenues provided by the SB1 Road Repair and Accountability Act. More information for this project can be found at <http://www.cccounty.us/pwdmap>.



**CONTACT:** Construction status, Mike Hagerty, 408.332.7331; Project status, Jenna Caldwell, 925.313.2020.

####

*"Accredited by the American Public Works Association"*

255 Glacier Drive Martinez, CA 94553-4825

TEL: (925) 313-2000 • FAX: (925) 313-2333

[www.cccpublicworks.org](http://www.cccpublicworks.org)